



Zoning Committee

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**REQUEST**

Current Zoning: TOD-NC (Transit Oriented Development-Neighborhood Center)  
Proposed Zoning: TOD-UC (Transit Oriented Development-Urban Center)

**LOCATION**

Approximately 1.1 acres located on the east side of South Tryon Street, south of West Tremont Avenue, and north of Rampart Street.  
(Council District 3 - Watlington)

**PETITIONER**

Portman Holdings

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**Approve:**

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* calls for Neighborhood Center.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is within a 1/2-mile walk of the adopted and funded rampart station and just over a 1/2-mile walk from the existing east/west station.
- This district supports a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods.
- The proposed zoning allows for a mix of commercial and service uses, closely integrated within the surrounding residential neighborhoods to support the concept of a complete neighborhood.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhood

- 4: Trail & Transit Oriented Development
- 5: Safe & Equitable Mobility

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map (2022)*, from current recommended Place Type to Regional Activity Center for the site.

Motion/Second: Sealey / Whilden  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map (2022)*.

There was no further discussion of this petition.

**PLANNER**

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